

Ontario Reformatory Heritage Conservation District Study

**Presentation to
Council**

March 21, 2023



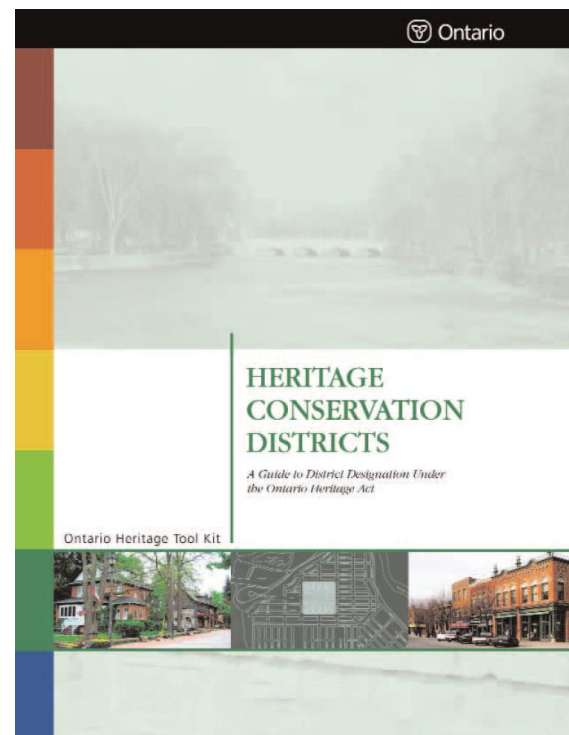
Presentation Agenda

- ① Purpose of a Heritage Conservation District
- ② Work completed to date
- ③ Cultural Heritage Value and Recommended Boundary
- ④ Recommendations



Purpose of a Heritage Conservation District

- A geographically defined area within a municipality that is noted for its distinct heritage character
- A planning tool for:
 - Recognizing and protecting the heritage character of a defined area
 - Managing and guiding future change in the defined area



Source: (Ontario Heritage Toolkit, MHSTCI)

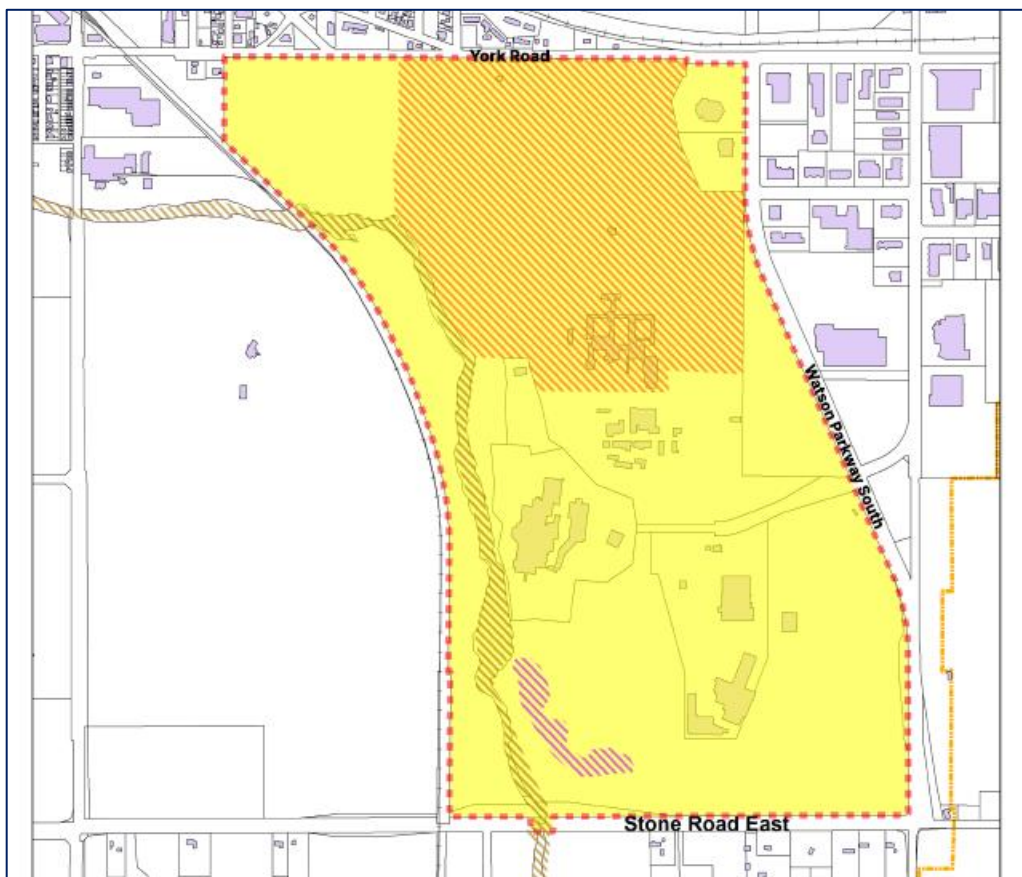


Reasons for Designating a Heritage Conservation District

- A unique planning framework
 - Respects the identity and history of a place
- Enhanced quality of life and sense of place
 - Allows the community to recognize and commemorate what they value
- Cultural and economic vitality
 - Contributes to the development of a rich physical and cultural environment conducive to a wide variety of economic activities while maintaining physical (built/landscape) continuity and social cohesion
- Healthy cultural tourism
 - Designation can both encourage and manage tourism in rural and urban areas



The Study Area



Source: (City of Guelph GIS)

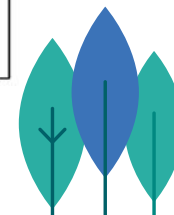
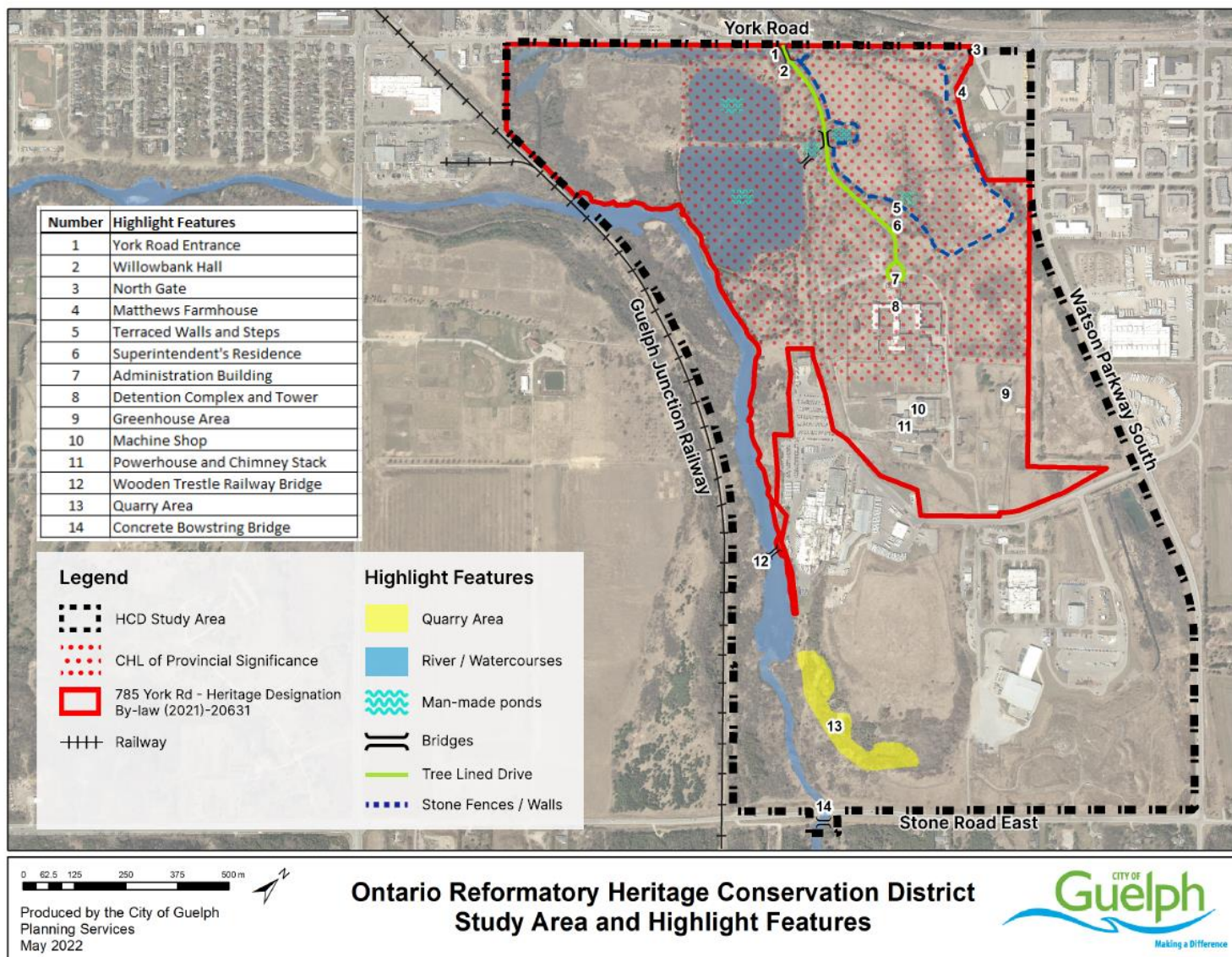
- Located in Guelph's east end and includes 785 and 919 York Road, 165, 110, and 80 Dunlop Drive and a portion of 325 Victoria Road South
- Bounded by York Road, Watson Parkway South, Stone Road East, and the Guelph Junction Railway
- Includes built heritage resources and designed landscape features



Existing protections

- The Ontario Reformatory property (785 York Road) is currently designated under Part IV of the Ontario Heritage Act
- This protects physical elements of the property, including but not limited to:
 - Interconnected historical buildings, circulation patterns on the property, ornamental grounds, the Machine Shop building, the large greenhouse, etc.





Future planning vs heritage value

Potential Heritage Conservation District

- Describes heritage value
- Identifies physical heritage attributes that express that value
- Provides targeted policies to ensure those physical attributes are maintained
- The HCD Study does not make recommendations related to a specific development
- HCD **conserves Heritage Value**

GID Secondary Plan

- "Sets out policies for the Guelph Innovation District"
- "Establishes a detailed planning framework consisting of a Vision, Principles and Objectives and Policies and Schedules to guide and regulate future development of the GID Planning Area"
- GID **guides future use**



Study Phase includes:

- Policy review
- Historical research
- Community, landowner and Indigenous engagement
- Workshops with Heritage Guelph
- Field review
- Character analysis
- Preliminary boundary outlined
- Cultural heritage evaluation and Statement of Cultural Heritage Value completed



Purpose of data collection for the study phase

- Evaluate the study area and determine the cultural heritage value or interest within the study boundary
- Outline a proposed boundary
- Criteria for heritage value:
 - Historical association
 - Architecture
 - Vernacular design
 - Integrity
 - Architectural details
 - Landmark status or group value



Evaluation process

- "An HCD will usually involve an aggregate of buildings, streets, and open spaces that, as a group, is a collective asset to the community. With a rural HCD, the focus will more likely...be on the concentration or continuity of landscape components and how these are united and/or modified by human use and past events." *Ontario Heritage Toolkit*



Boundary delineation

- District boundaries are usually determined using:
 - Historic factors
 - Visual factors
 - Physical features
 - Legal or planning factors



Boundary delineation process

Visual perceptions

- Distinctive architecture, design, scale, style, layout, setting, materials, workmanship, association.
- Marked changes in building character (massing, height, setback, etc.).
- Distinct changes in topography or landform.
- Gateways and vistas to and from an area.

Physical situation

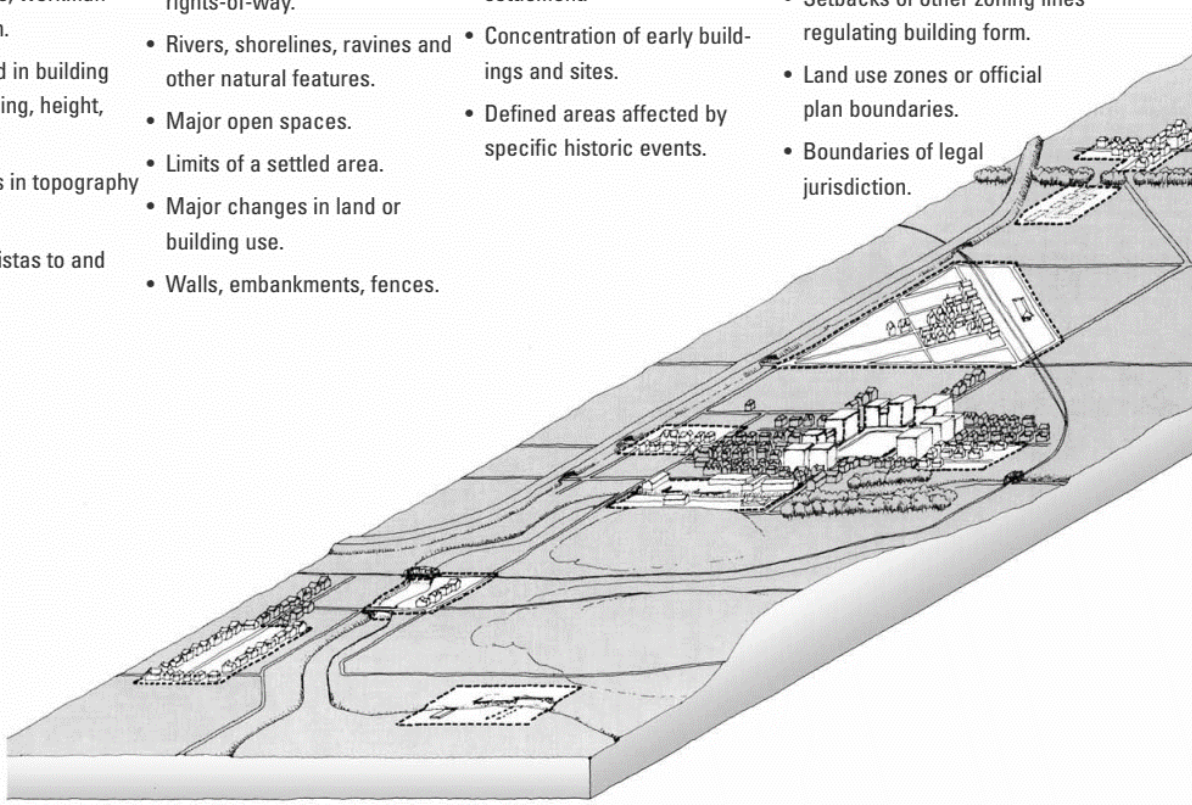
- Railroads and major highways.
- Streets, public utilities and rights-of-way.
- Rivers, shorelines, ravines and other natural features.
- Major open spaces.
- Limits of a settled area.
- Major changes in land or building use.
- Walls, embankments, fences.

Historical evolution

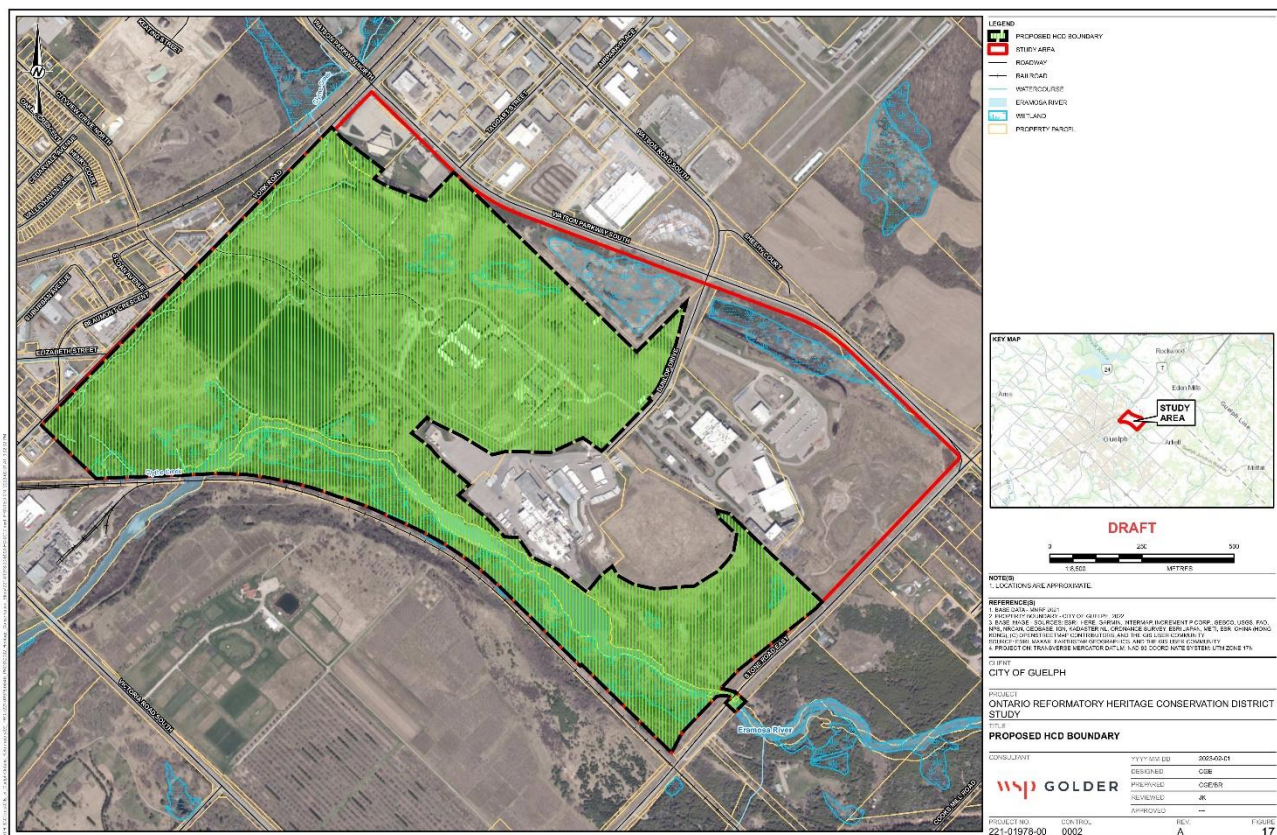
- Boundaries of an original settlement, or early planned settlement.
- Concentration of early buildings and sites.
- Defined areas affected by specific historic events.

"Paper" lines and other factors

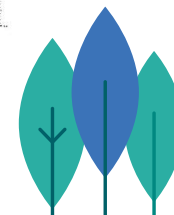
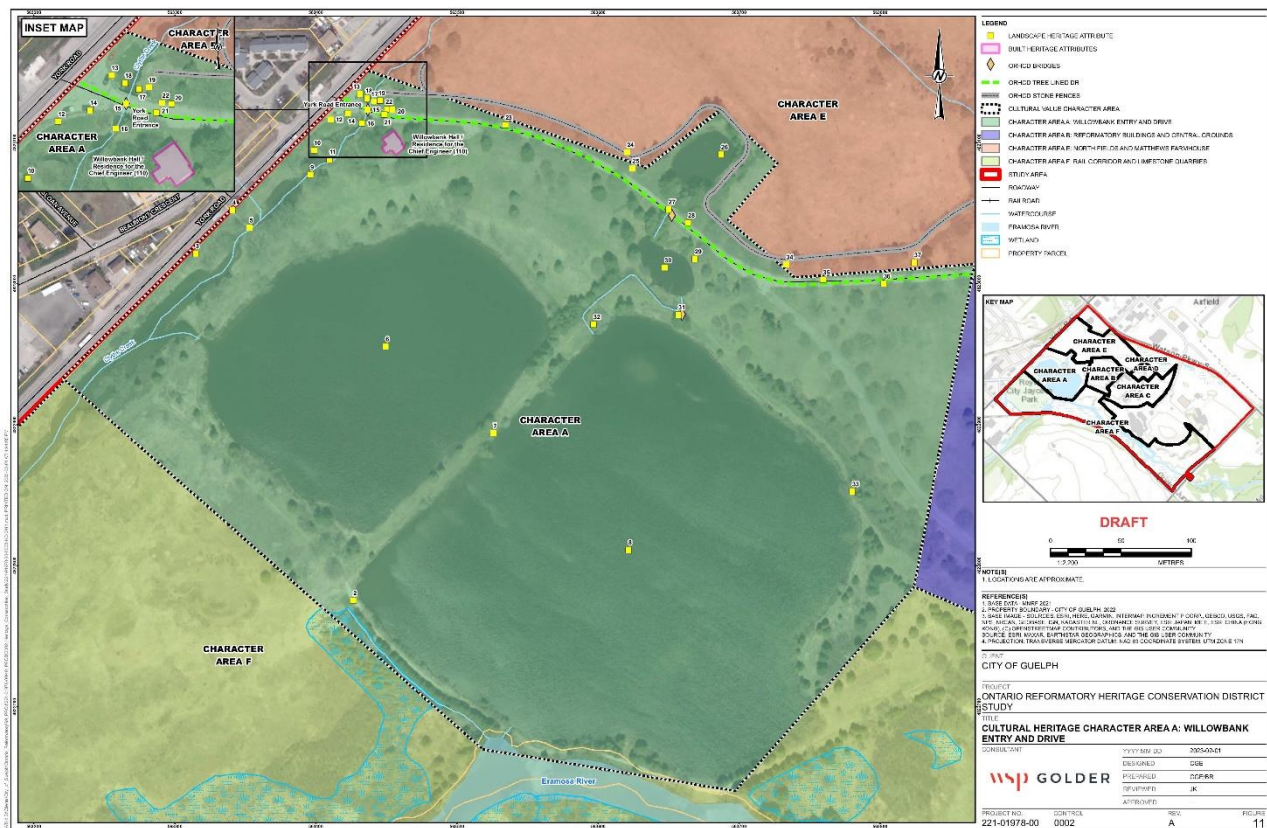
- Property lines.
- Setbacks of other zoning lines regulating building form.
- Land use zones or official plan boundaries.
- Boundaries of legal jurisdiction.



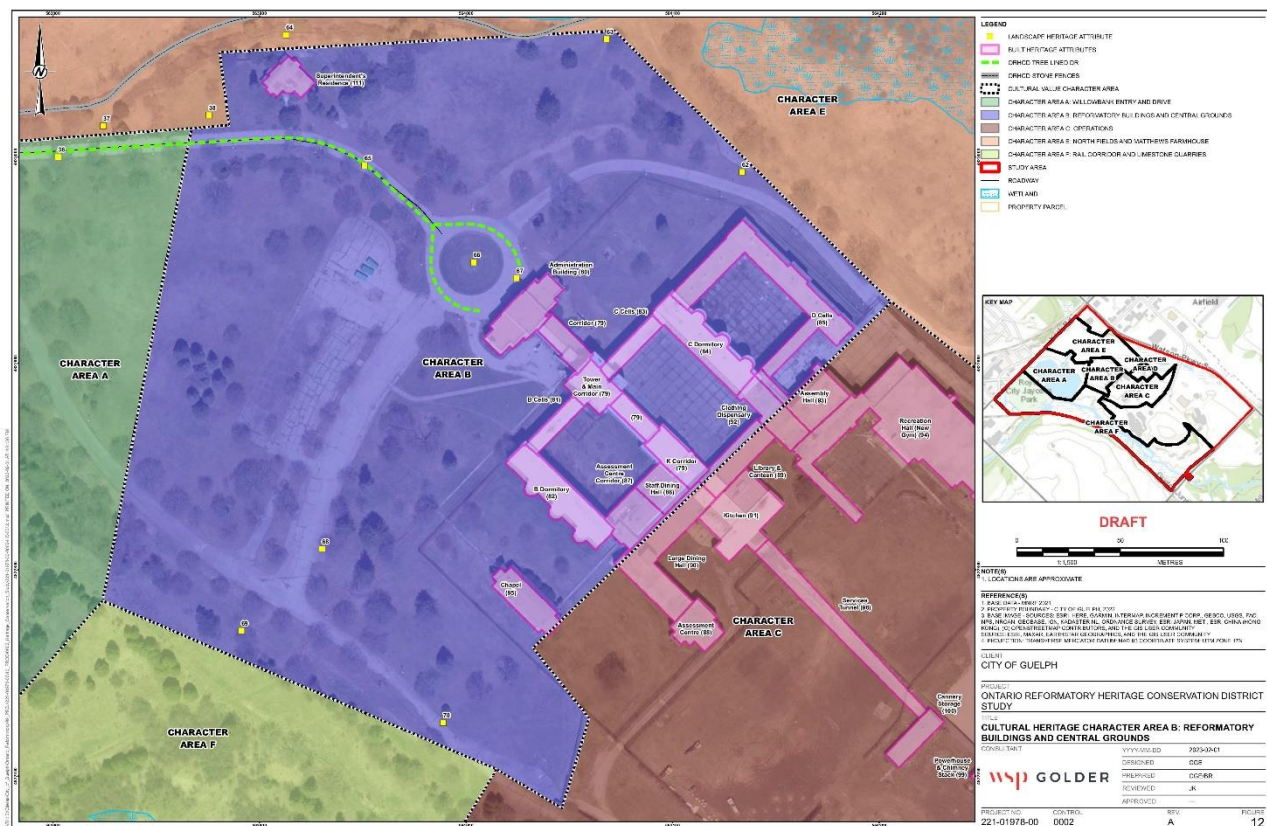
Recommended Ontario Reformatory Heritage Conservation District boundary



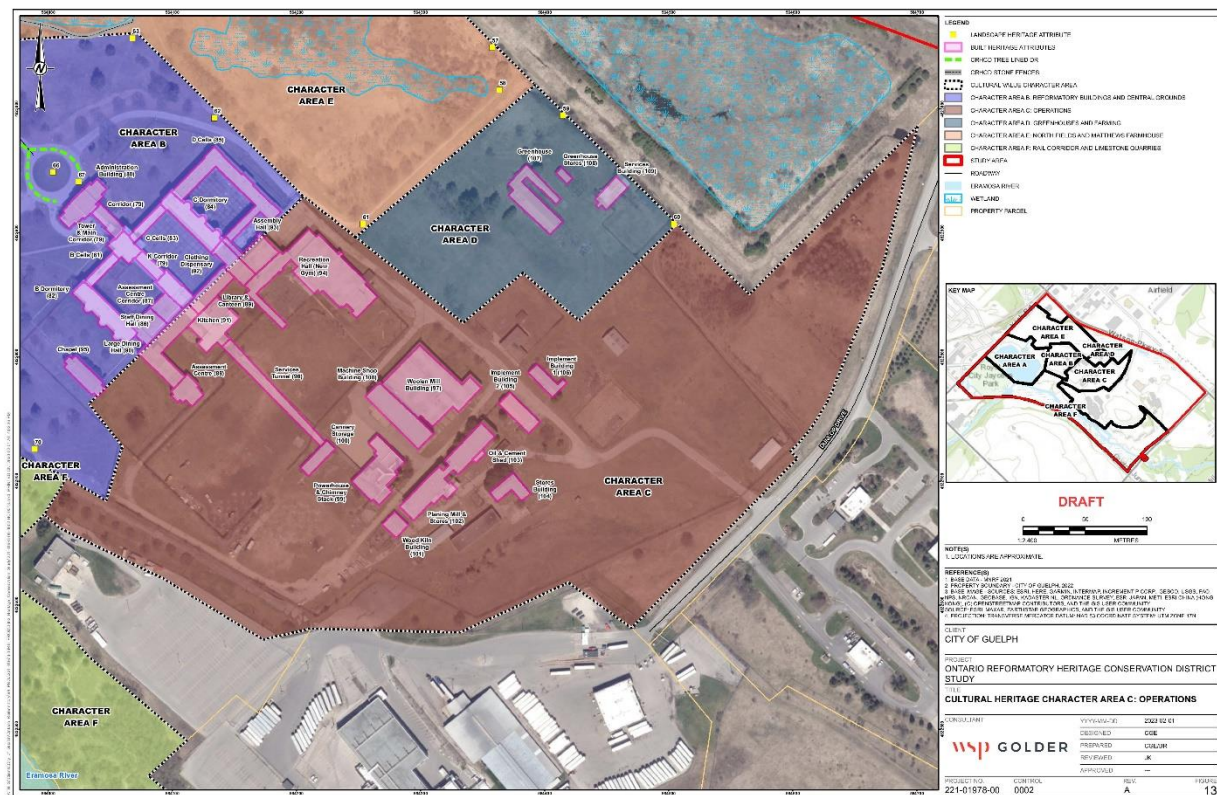
Character Area A



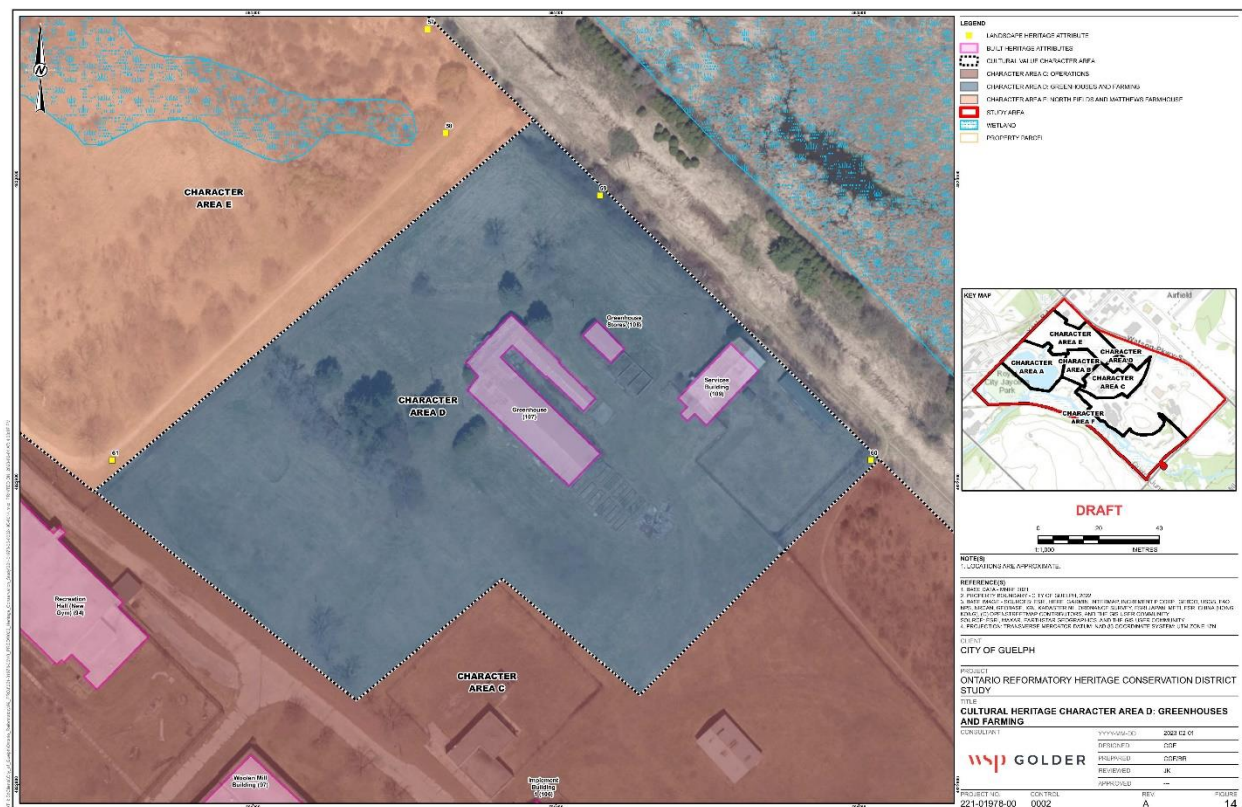
Character Area B



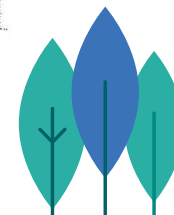
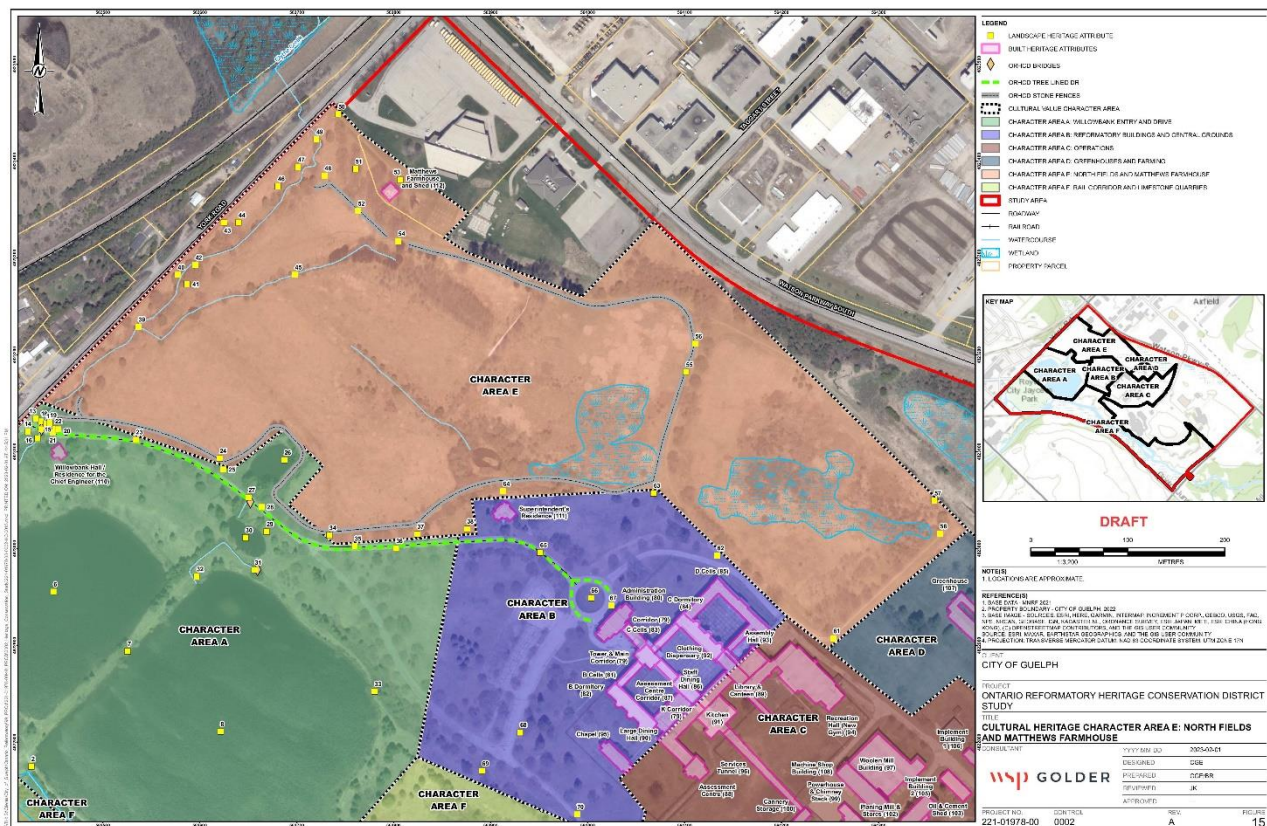
Character Area C



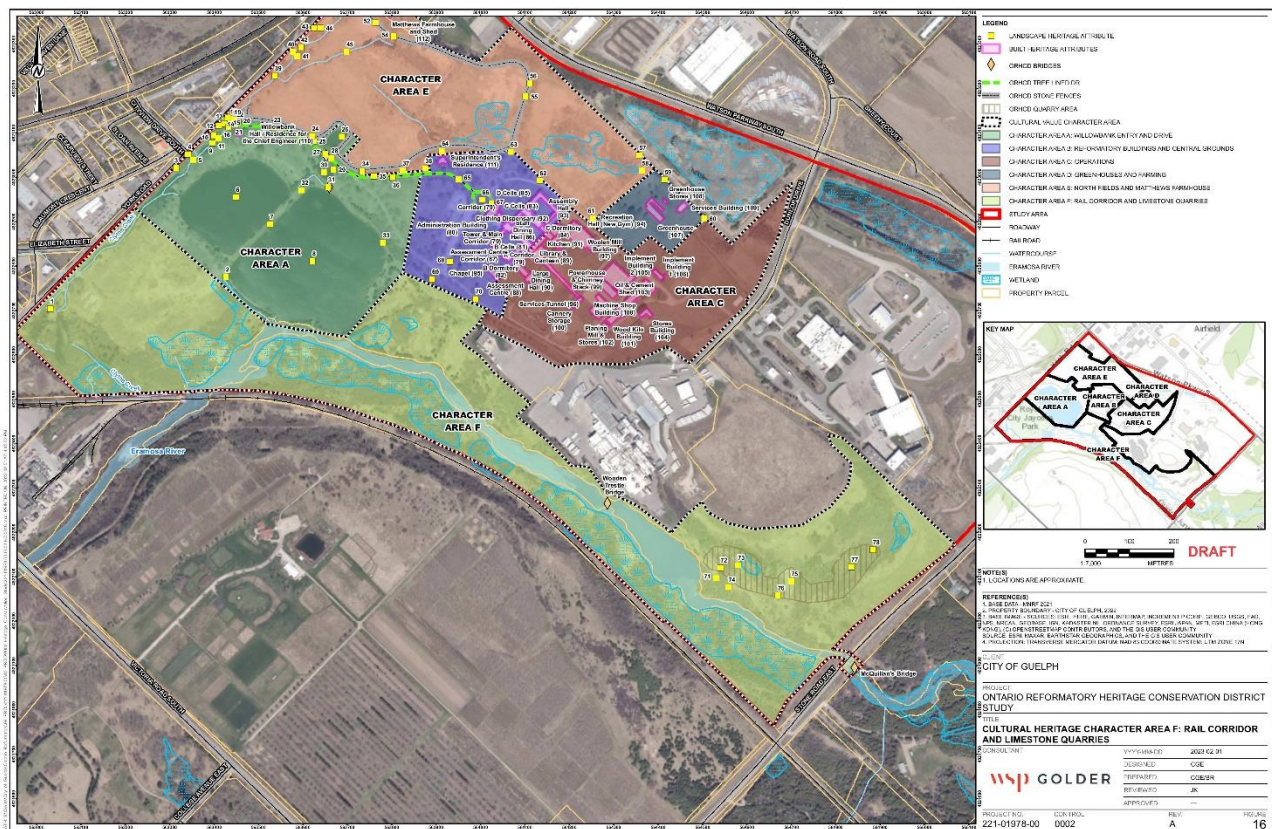
Character Area D



Character Area E



Character Area F



Cultural Heritage Value

- Evaluation using Ontario Regulation 569/22
 - Requirement for 25% of properties within the study area to meet at least two of the nine criteria outlined in the Regulation
- All properties met more than two criteria outlined in Ontario Regulation 569/22
- Statement of Cultural Heritage Value or Interest was prepared



Public meetings

- During the Study, the project team consulted with Heritage Guelph, Indigenous Nations, community groups, landowners within the HCD Study area and the public to ensure the project team understood how the community interacts with the Study Area and to identify key considerations and priorities for determining the proposed HCD boundary.
- Key considerations and issues have been identified through consultations and these have informed the recommended boundary.



Public meetings: example of qualitative results

- “Royal Jaycees Park should be included in the proposed boundary. The Park contains ponds and field stone lined shores, and the stone fence continues into these lands. There are also stories about the park being used by escapees”
- “All Character Areas are connected and tell the story of the site and the relationship between each area should be made clear”
- “Cultural heritage significance should be considered in conjunction with ecological significance”



Public meetings: example of quantitative results

What is your level of agreement with including each of the Character Areas in the proposed HCD boundary?

- Character Area A: 87% of participants strongly agree;
- Character Area B: 96% of participants strongly agree;
- Character Area C: 81% of participants strongly agree;
- Character Area D: 86% of participants strongly agree;
- Character Area E: 100% of participants strongly agree; and
- Character Area F: 81% of participants strongly agree.



Recommendations of HCD Study

- HCD boundary recommended
- Conservation approach provided
- Designation steps outlined
- Recommendation to proceed to Phase 2, Heritage Conservation District Plan for the Ontario Reformatory proposed HCD



Questions:

Ontario Reformatory HCD Study



Source: City of Guelph

